



# AGENDA

Philadelphia Authority for  
Industrial Development

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**TO:** THE MEMBERS OF THE BOARD OF DIRECTORS OF THE PHILADELPHIA  
AUTHORITY FOR INDUSTRIAL DEVELOPMENT

**FROM:** PAUL J. DEEGAN, SECRETARY

The following is the Agenda for the Meeting of the Board of Directors of the Philadelphia Authority for Industrial Development to be held on Tuesday, December 2, 2014, at 5:00 p.m. in PIDC's Board Room, 26th Floor, Centre Square West, 1500 Market Street, Philadelphia, PA.

- I. Approval of the Minutes of the Authority for the meeting held on November 18, 2014.
  
- II. Consider and approve the following Resolutions authorizing PAID to:
  - A. Submit an application to the U.S. Environmental Protection Agency under the Brownfields Assessment, Remediation and Cleanup Program.
  - B. Acquire the City-owned property at 2308 E. Tucker Street for sale to Cedar Street Homes, LLC.
  - C. Enter into a lease with the City of Philadelphia and a sublease with the University City District for a parcel of land located on 40<sup>th</sup> Street between Woodlawn and Baltimore Avenues.

## **RESOLUTION**

Philadelphia Authority for Industrial Development

*U.S. Environmental Protection Agency – Brownfields Assessment Program*

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to submit an application to the U.S. Environmental Protection Agency (USEPA) for \$400,000 under the Brownfields Assessment, Remediation, and Cleanup Program to support environmental assessments and remediation planning for brownfields in the City of Philadelphia.

The appropriate officers of PAID are hereby authorized and empowered to execute all necessary documents and agreements, and do such other acts necessary upon such terms and conditions as they deem to be in the best interests of PAID.

## **BACKGROUND**

The Lower Schuylkill River District consists of approximately 3,700 acres of historically industrial land, much of which is vacant or under-utilized. Large-scale redevelopment of the area has been hampered by environmental contamination and the costs and risks associated with remediation.

The Lower Schuylkill Master Plan, released in May of 2013, called for the development of resources to assist property owners with the assessment and remediation of their brownfield properties in order to position those properties for redevelopment in accordance with the Master Plan.

USEPA has launched a competitive, nationwide program seeking applications for grants of up to \$400,000 to support environmental assessment and remediation planning for brownfield sites. PAID seeks authorization to apply for \$400,000 in grant funding to support assessments and remediation planning in the City of Philadelphia, specifically focusing on (but not limited to) public and private brownfield properties in the Lower Schuylkill area. No match funds are required. If successful, PIDC will manage the assessment program on behalf of PAID.

## **RESOLUTION**

Philadelphia Authority for Industrial Development

*Cedar Street Homes, LLC*

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to acquire fee simple title to an approximately 7,231 square foot property located at 2308 E. Tucker Street from the City of Philadelphia, and further authorizing PAID to sell this property to Cedar Street Homes, LLC., or its assignee or nominee, for a consideration of \$280,000.

The appropriate officers of PAID are hereby authorized and empowered to execute all necessary documents and agreements, and to do such other acts necessary to assist the City of Philadelphia upon such terms and conditions as they deem to be in the best interests of the Authority.

## **BACKGROUND**

The subject property is a vacant lot currently owned by the City of Philadelphia. Cedar Street Homes intends to develop the site with 7 single family market-rate homes. Cedar Street homes has developed similar projects in the surrounding area, including 6 single family homes at 2416 Sepviva Street.

The City of Philadelphia has agreed to sell this property through PAID to the Purchaser. The sale of this property by PAID for further conveyance is contingent upon authorization by City Council Ordinance.

The net proceeds from the sale of this property will be returned to the City of Philadelphia's General Fund.

## **RESOLUTION**

Philadelphia Authority for Industrial Development

*University City District*

A Resolution authorizing the Philadelphia Authority for Industrial Development (PAID) to enter into a master lease with the City of Philadelphia, acting by and through its Department of Public Property, and a sublease with University City District ("UCD") for a parcel of land located on 40<sup>th</sup> Street, between Woodlawn and Baltimore Avenues (the "Premises").

The appropriate officers of PAID are hereby authorized and empowered to execute all necessary documents and agreements, and to do such other acts necessary to assist the City of Philadelphia upon such terms and conditions as they deem to be in the best interests of PAID.

## **BACKGROUND**

The University City District is a non-profit 501(c)(3) special services district created in 1997 to improve the University City section of West Philadelphia. Its 25-member board of directors includes representatives from local institutions such as the University of Pennsylvania, Drexel and CHOP, local small businesses, and community members. The organization divides its activities into four topics: public safety, public space development and maintenance, marketing and communications, and neighborhood initiatives.

Working closely with SEPTA, the City of Philadelphia and a committee of neighborhood leaders and stakeholders, UCD is leading the transformation of the 40th Street Trolley Portal, located between Baltimore and Woodland Avenues, and serving nearly 29,000 daily SEPTA commuters. UCD plans to convert the existing concrete space into a vibrant, green, pedestrian-friendly plaza with a café. The Portal will transform into an active social space, featuring trees, movable tables and chairs, native horticulture, artful lighting, and boulders for creative play. An amenity for area students, residents, employees and SEPTA passengers, The Portal will also serve as a destination activated by a variety of arts and cultural programming, ranging

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from musical performances to temporary art installations. UCD will introduce bike parking to the site. Enhancements will rationalize pedestrian circulation, replacing impervious surfaces with lush meadow-like mounds bounded by seat walls, creating a comfortable place to sit while waiting for the trolleys. UCD will maintain, market and manage The Portal, including all aspects of programming and horticultural maintenance. UCD will engage a developer/operator to build and operate a café on the site. The overall project is expected to cost \$2 million.

The lease will be for 29 years and 11 months, and will have three 5-year renewal options. Base Rent shall be \$1.00 per year, and UCD, or the operator will be responsible for all utilities. Ordinance 140885, authorizing the City to enter into this transaction has been introduced in City Council.